

**199 Corner Glen Crescent NE  
Calgary, Alberta**

**MLS # A2275986**



**\$749,900**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,273 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** 10 Solar Panels

**\*WALK OUT BASEMENT\*BRAND NEW HOME\*JAKE 26\*QUICK POSSESSION\*10 SOLAR PANELS\*FLEX ROOM\* Amazing Design! Unique in Features! Over 2273+ SF of Stylish design welcomes you into this stunning three-bedroom and 2.5-BATH home located in the beautiful community of Cornerstone. You're welcome to a thoughtfully designed living space that maximizes every inch while providing ample space for your whole family to enjoy! The Gorgeous OPEN FLOOR PLAN invites you in to discover a lovely kitchen that boasts beautiful QUARTZ countertops, a sleek stainless steel Whirlpool appliance package with an upgraded electric stove, a French Door fridge w/ Internal Water/Ice, a microwave, and a Broan power pack built-in cabinet hood fan. A large walk-through pantry and beautiful extended oversized flush centre Island along with a generous great room and dining room- Ideal for all entertaining. A sizeable FLEX SPACE on the main floor, perfect for a den or working from home, as you have a half bath adjacent to the functional space. Upstairs, you will discover THREE SIZEABLE BEDROOMS with a Primary Bedroom boasting a 5-piece dual vanity, a stand-alone shower, an oversized bath and a large walk-in closet. A beautiful OPEN TO BELOW BONUS ROOM offers an additional living space and a full 4-piece bath, plus 2nd-floor laundry, completing the level. ADDITIONAL FEATURES: Jayman Complete home - Washer + Dryer + Window Blinds Included! Fit and Finish SELECT, 12' x 12' upper deck, professionally designed White Colour Palette, rear patio door, raised basement ceiling height, and 3-piece rough-in plumbing. Situated close to the International Airport with quick access to both Deer Foot Trail and Stoney Trail, along with new amenities being added to the community continuously, you will enjoy all Cornerstone has to offer. A brand**

new build with all of the difficult decisions made along with a functional and intelligent floor plan for a large family. Perfect!!